GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Revenue – R&S Department – Exemption of stamp duty for the land allotted by the MA&UD (CRDA) Department in favour of the Educational and Healthcare Institutions in the Capital City, Amaravati, on or after 01.01.2025, under Section 9(1)(a) of the Indian Stamp Act, 1899 on a reimbursement basis, while executing Agreements of Sale/Lease and Lease/Sale Deeds – Accorded – Orders – Issued.

REVENUE (REGISTRATION.II) DEPARTMENT

G.O.MS.No. 380 Dated: 16-10-2025

1. From the Commissioner, CRDA, Lr No. MAU61-COOR0MEET(CM)/ 42025-OM, dt. 3-6-2025 addressed to the Prl Secretary to Govt, MA&UD Department, AP Secretariat.
2. From the MA&UD Deptt's, e-file No.MAU01-CRDA0CRDA/153/2025-CRDA (C.No.2852085).
3. G.O.Ms.No.42, MA&UD(CRDA)Dept., Dt:19.03.2025.
4. G.O.Ms.No.78, MA&UD(CRDA)Dept., Dt:09.05.2025.
5. G.O.Ms.No.116, MA&UD(CRDA)Dept.,Dt:27.06.2025.
6. G.O.Ms.No.122, MA&UD(CRDA)Dept., Dt:13.07.2025.

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ORDER:

Government of Andhra Pradesh constituted a Group of Ministers (GoM) to examine issues related to land allocation to various institutions in the CRDA Region, vide G.O.Rt.No.1146, General Administration (Cabinet) Department, dated:28.05.2016. Subsequently, vide G.O. Ms.Nos.228 and 229, MA&UD (CRDA.2) Department, dated:15.06.2017, the Government of Andhra Pradesh issued orders notifying the Amaravati Land Allotment Rules and Regulations under the APCRDA Act, 2014. During the period 2014–2019, the Government allocated 1,277.68 acres of land to 130 organizations and additionally, land was allotted to new organizations of the Central Government and reputed institutions in the education and healthcare sectors.

2. Further, between 2019 and 2024, the uncertainty stemming from the announcement of the establishment of three capitals led to considerable confusion among the institutions allocated land. This ambiguity has resulted in partial constructions, delays in the execution of sale agreements and payments. In order to build confidence and bring anchor investors to start the construction activity at good place in Amaravati, it is required to provide certain exemptions. Provision of stamp duty exemption builds up the credence in the Educational and Healthcare Institutions that have been allotted land in Amaravati.

3. The APCRDA in the reference 1st read above, has informed that the APCRDA in its 48th Authority Meeting held on 2nd June, 2025 passed resolution No.546/2025 that "Educational and Healthcare Institutions which are allotted land in the Capital City, Amaravati, on or after 01.01.2025, shall be exempted from payment of stamp duty on reimbursement basis while executing Agreement of Sale/Lease and Lease/Sale Deed". The APCRDA has requested the Government to take necessary further action in the matter.

4. Accordingly, the MA&UD Department in the reference 2nd read above, has furnished the proposals for exemption of stamp duty under Section 9(1)(a) of the Indian Stamp Act, 1899 for the lands allotted by the MA&UD (CRDA) Department on or after 01.01.2025 for the following Educational and Healthcare Institutions in the Capital City, Amaravati, on a reimbursement basis while executing Agreements of Sale/Lease and Lease/Sale Deeds" duly placing the matter before the Council of Ministers along with Council resolution:

P.T.O.,

Sl No.	Name of the Institute	Land location	Land Allotted (in Acres) & Sy.No's	Property value in Rs.
1.	Birla Institute of Technology & Science (BITS)	Mandadam & Venkatapalem	70 Acres (Sy.Nos.203,204,211 to 224) & (87 to 91, 111) G.O.Ms.No.78, Dt:09.05.2025	35,00,00,000
2.	The India International University of Legal Education and Research (Law University)	Sakhamuru	55 Acres (Sy.Nos.110,118 to 121, 135,136) G.O.Ms.No.116, Dt:27.06.2025	4,19,10,000
3.	Central Chinmaya Mission Trust	Nelapadu	3 Acres (Sy.Nos.32,33,39) G.O.Ms.No.78, Dt:09.05.2025	5,41,92,186
4.	Nandamuri Basavataraka Rama Rao Memorial Cancer Foundation	Thullur	6 Acres (Sy. Nos. 278,294, 295,371, 384,388) G.O.Ms.No.78, Dt:09.05.2025	3,00,00,000
5.	KIMS/BISER (With Medical College)	Nidamarru	25 Acres (Sy.Nos.61,62,63, 67,426,427,428) G.O.Ms.No.122, Dt:13.07.2025	12,50,00,000
6.	Employees State Insurance Corporation	Nekkallu	25 Acres (Sy.Nos.21,22,41, 42,166,168,169, 170, 172 &176) G.O.Ms.No.78, Dt:09.05.2025	12,50,00,000
7.	Indian Red Cross Society	Abbaraju palem	0.78 Cents (Sy.Nos.27) G.O.Ms.No.78, Dt:09.05.2025	39,00,000
	Grand Total:		**184.78**	**73,00,02,186**

5. Government after careful examination of the matter, hereby exempt the Stamp Duty in full chargeable under Section 9(1)(a) of the Indian Stamp Act, 1899, on the Agreements of Sale/Lease and Lease/Sale Deeds to be executed in favour of Educational and Healthcare Institutions in the Capital City, Amaravati, allotted land on or after 01.01.2025 as mentioned at para (4) above, on reimbursement basis.

6. Accordingly, the following notification will be published in an Extraordinary Issue of the Andhra Pradesh Gazette, dated:16.10.2025.

NOTIFICATION-I

In exercise of the powers conferred by clause (a) of Sub section (1) of Section 9 of the Indian Stamp Act 1899, the Governor of Andhra Pradesh hereby exempt the Stamp Duty in full chargeable on the Agreements of Sale/Lease and Lease/Sale Deed to be executed in favour of the following Educational & Health care institutions in the Capital City, Amaravati, allotted land on or after 01.01.2025 on reimbursement basis: -

P.T.O.,

Sl No.	Name of the Institute	Land location	Land Allotted (in Acres) & Sy.No's	Property value in Rs.
1.	Birla Institute of Technology & Science (BITS)	Mandadam & Venkatapalem	70 Acres (Sy.Nos.203,204,211 to 224) & (87 to 91, 111) G.O.Ms.No.78, Dt:09.05.2025	35,00,00,000
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	Grand Total:		**184.78**	**73,00,02,186**

7. This order issues with the concurrence of Finance Department vide their U.O.Note No.FIN01-FMU0PC(REV)/145/2025-FMU-REV.(Computer No.2912595, Dt:23.07.2025.

8. The Commissioner and Inspector General of Registration and Stamps, A.P., Tadepalli shall take further necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G. JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT(FAC)

P.T.O.,

To

The Commissioner of Printing, Stationery and Stores Purchases, (Printing Wing Department A.P. Vijayawada). He is requested to publish the Notification and furnish 25 copies to the C&IG, Registration and Stamps, A.P., Tadepalli, under copy marking to this Department.

The Commissioner and Inspector General of Registration and Stamps, A.P., Tadepalli.

Copy to:

The Principal Secretary to Hon'ble Chief Minister.
The OSD to Minister for Revenue, Registration and Stamps.
The OSD to Chief Secretary to Government.
The MA&UD(CRDA) Department
SF/SC.

//FORWARDED BY::ORDER//

SECTION OFFICER